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CITY OF TAUNTON
*Office of Economic
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MICHAEL J. FERREIRA
Assistant Executive Director

November 26, 2019

Mr. Frank Gardner
EPA Region 1
Five Post Office Square, Suite 100
Mail Code: OSRR7-3
Boston, Massachusetts 02109-3912

1. Applicant Identification: City of Taunton
15 Summer Street
Taunton, Massachusetts 02780
2. Funding Requested:
 - a. Individual RLF
 - b. Federal Funds Requested:
 - i. \$1,000,000
 - c. Contamination: Hazardous Substances
3. Location: City of Taunton, Massachusetts
4. Contacts:

Project Director: Kevin J. Shea, Executive Director
Office of Economic and Community Development
45 School Street
Taunton, Massachusetts 02780-3056
Telephone: 508-821-1030
Email: kshea@taunton-ma.gov

Chief Elected Official: Shaunna O'Connell, Mayor
Taunton City Hall
15 Summer Street
Taunton, Massachusetts 02780
Telephone: 508-821-1000
Email: soconnell@taunton-ma.gov
5. Population: 55,874 (2010 U.S. Census)

6. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

7. Letter from State Environmental Authority: Attached



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Kathleen A. Theoharides
Secretary

Karyn E. Polito
Lieutenant Governor

Martin Suuberg
Commissioner

November 8, 2019

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: **STATE LETTER OF ACKNOWLEDGMENT**
City of Taunton, Brownfield Revolving Loan Fund Grant

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Taunton (City) under the Fiscal Year 2020 U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund Grant Program. Funding from EPA will further support the City's efforts to facilitate the redevelopment of contaminated sites throughout the community.

On January 23, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects including Brownfields. The City's compact was signed on April 21, 2016 ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Paul Locke
Assistant Commissioner, Bureau of Waste Site Cleanup

cc: Kevin Shea, Executive Director, Office of Economic and Community Development, City of Taunton
John Handrahan, Brownfield Coordinator, MassDEP Southeast Regional Office

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

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1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area

The City of Taunton, MA is applying for a \$1,000,000 Revolving Loan Fund grant, targeting two of the City's major neighborhoods, Weir Village and Whittenton.

Founded in 1639, Taunton is among the oldest cities in the United States, located approximately 40 miles south of Boston, and 18 miles east of Providence, Rhode Island. With a total area of 46.7 square miles, Taunton is the largest city by area in the state¹. Taunton is one of 26 cities in Massachusetts that are designated as 'Gateway'² cities. Gateway cities are so named because they provided residents good jobs and a "gateway" to the American dream. Over the past few decades these cities, including Taunton, have lost their manufacturing jobs. Lacking the resources and capacity to rebuild and reposition, the gateway cities have been historically slow to draw new economic investment. Due to the City's geographically large and sprawling land area, before the days of the automobile, Taunton consisted of several different "villages". Each was developed around dominating industries of the time including silver, textiles, stove making, and ship building, and usually built along the rivers that were vital to supporting such manufacturing processes. The central industries of the Whittenton and Weir villages have all but abandoned them, leaving behind the footprints of massive, blighted, abandoned buildings with chemical contaminants in the ground below. The largest of such remaining abandoned manufacturing sites are Bacon Felt in the Weir Village and Whittenton Mills.

If awarded, this grant would make great strides in the reuse of the city's two largest vacant former factory sites by opening the doors to private investment that is often hampered by the steep price of remediation. The costs associated with bringing these buildings up to today's environmental standards make redevelopment financially unfeasible for private investors alone. Although industrial operations today would not likely return to these two sites, the demand for apartment housing in these neighborhoods can facilitate a reuse strategy that will meet an economic need while simultaneously eliminating the public health hazards that these building currently present.

ii. Description of the Priority Brownfield Site(s)

The Massachusetts Department of Environmental Protection (MADEP) maintains an inventory of Brownfields sites throughout the state, indexed by City/Town. According to the MADEP "Reportable Release Lookup" database, the City of Taunton has over 400 sites with 'Release Tracking Numbers' (RTN). Approximately 35% of these sites remain in need of further assessment and/or remedial action. Many of these sites have been determined to have air, water, and soil contaminants including lead paint, asbestos, and heavy metals such as, copper, silver, zinc, and various volatile organic compounds.

Bacon Felt is a four acre, three story brick building that occupies an entire block between fourth and fifth streets in the Weir Village. It is located in the FEMA 1% annual chance flood zone³ and overlooks the Taunton River. Directly across the street is the new Weir Village

¹ Secretary of the Commonwealth of Massachusetts: "Information and Historical Data on Cities, Towns and Counties in the Commonwealth of Massachusetts". <https://www.sec.state.ma.us/cis/cisctlist/ctlistidx.htm>

² A Gateway city is defined by the Commonwealth of Massachusetts as being mid-sized urban centers with populations between 35,000 – 250,000, with an average household income below the state average, and an education attainment rate (bachelors or above) that is below the state average.

³ FEMA Flood Map Service Center: Search by Address. <https://msc.fema.gov/portal/search#searchresultsanchor>

Riverfront Park. This new park, which features a boat ramp and will soon be the trailhead of a two mile off-road bicycle trail, was created using a combination of state and federal grants on the site of the former F.B. Rogers Silver and Weir Stove factories. When this site was being remediated, extra contamination was noticed at the Bacon Felt site, which has yet to be dealt with. Bacon Felt remains a towering eyesore in the heart of the Weir Village and has had its share of break-ins, squatters, and vandalism in the years since its closure. In addition to being tax-delinquent, this property places an extra burden on public safety due to the fire and crime hazards it brings.

Whittenton Mills is a 40 acre former textile factory complex situated on the Mill River along the perimeter of Whittenton Village, the most densely populated section in all of Taunton. Another tax-delinquent property, the Mills have conjured serious interest from private developers planning to create 500 units of market-rate housing in the old factory complex. This reuse plan would be a major boost to the City in terms of increasing tax revenues and providing needed housing.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

In the City's newly completed Master Plan, *Taunton Tomorrow*, brownfields are mentioned in twenty different places. One of the plan's goals for housing is to maintain a diverse stock of housing for individuals and families of varying ages, incomes, and needs. One of the action items for this goal is to "continue to use the city's brownfields program to promote adaptive reuse of former industrial sites"⁴. The plan also states that "the city has a larger percentage of brownfield/ contaminated sites than comparison cities and towns, and a lower share of greenfield sites suitable for development" (97). Due to the lack of access to major highways at many brownfield sites, they are not well-suited for industrial redevelopment, as the plan notes (97), and would be better for residential or mixed-use redevelopment because of their "walkable village character" (165).

Private developers have expressed interest in both properties, particularly Whittenton Mills, which has the potential to house 500 apartment units. The Mills is not only attractive because of its large-scale opportunity, but its proximity to jobs as well. It is located just two miles from the Myles Standish Industrial Park, one of New England's largest business parks with over 100 companies and 8,000 employees. A public bus route which serves the entire industrial park has a stop down the street from the Mills, at the corner of Whittenton and Bay streets⁵. Providing 500 units of both affordable and market-rate housing in proximity to employment opportunities would greatly advance the economic prosperity and living conditions of our citizens.

As mentioned, both target sites have garnered interest recently. This year the city committed \$465,000 of its Community Development Block Grant funds to perform engineering and public infrastructure improvements in the Whittenton. These upgrades will ensure the support of new apartments at the Mills and increase pedestrian safety in the heart of the Whittenton village.

⁴ *Taunton Tomorrow*: City of Taunton Comprehensive Master Plan, 2019-2040, page 84. https://www.taunton-ma.gov/sites/tauntonma/files/uploads/taunton_comprehensive_master_plan_-_optimized.pdf

⁵ Greater Attleboro-Taunton Regional Transit Authority. Route #6: Whittenton. <http://www.gatra.org/index.php/routes/taunton/pal/>

Rehabilitated or newly constructed properties will be required to meet the MA Energy Code and will be encouraged to meet the LEED standards for energy conservation. The City will work closely with its municipally owned lighting plant to expand the use of renewable energy sources.

ii. Outcomes and Benefits of Reuse Strategy

The redevelopment of the targeted 45 acres between both sites will remove the largest remaining blighted properties in their respective neighborhoods, creating over 500 new units of affordable and market-rate housing worth an estimated \$800,000 in annual tax revenue to the city. The renovation of these old factories will eliminate public access to hazardous materials, asbestos, and lead paint, and remove heavy metals and volatile organic compounds from soils and groundwater, mitigating pollution to the Taunton and Mill Rivers. The assessment will allow the identification and elimination of inflow and infiltration sources into the municipal sewer system in accordance with MA 314 CMR 12.04(2), the state law governing wastewater treatment and discharge standards.

The additional housing stock will address current shortages of rental housing in the region and help to keep prices stable and affordable. The Master Plan notes that zoning codes in the last half century have discouraged the development of all housing types other than single family detached, and that this has led to suburban sprawl and a shortage of quality rental housing in older, more walkable neighborhoods. Today, however, that trend is reversing and many young adults and senior citizens are actively seeking residence in a walkable, urban setting. Fortunately, Taunton has the bones to accommodate this demand and is working to make adjustments so that sites like Bacon Felt and Whittenton Mills can capitalize on this emerging market. A 2013 city zoning ordinance change created incentives for the redevelopment of old mill buildings by offering a 15% density bonus for developments “on a brownfield site and/or the renovation and reuse of a building more than 50 years old”⁶. Another benefit of the development of the Bacon Felt property is that it is across the street from the beginning of the Taunton River Trail, a two mile bicycle and pedestrian greenway which is currently being designed and will be complete by 2022. This project is being funded by the state of Massachusetts’ Gateway Cities Parks Program.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

As a HUD entitlement community, the City receives an annual Community Development Block Grant which may be utilized to assist with remediation of slum and blighted areas. This year the City applied for a MassWorks infrastructure grant from the state for the upgrade and improvement of water and sewer lines in the Whittenton area, and still awaits results. Further, the City utilizes Tax Increment Financing and Housing Development Incentive Program financing in conjunction with the Commonwealth of Massachusetts, and the MA Abandoned Building Tax Credit program as incentives toward redevelopment. Taunton also has one census tract, 25005613800, which is designated an Opportunity Zone.

In the case of both target properties, investors and developers can borrow money from the City’s Revolving Loan Fund to assist in their site remediation activities. For example, the city’s current RLF will be committing \$140,000 to the Walker School redevelopment next year.

⁶ City of Taunton Zoning Ordinance, Section 10.4.6: Development Density.

ii. Use of Existing Infrastructure

Existing city infrastructure is available at both locations and is sufficient to support the redevelopment of each property. Engineering work for water and sewer upgrades in the Whittenton area is currently underway.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

Many factors contribute to why Taunton is uniquely disadvantaged in its ability to spur investment in brownfield properties. Since 2004, the City has seen a reduction of almost 50% of the HUD CDBG / HOME funds it once received (2004, \$2,028,708 versus 2017, \$1,239,879). This funding has been the primary resource to address slum and blight issues within the neighborhoods having greater housing and community development needs. The nearly \$1M loss of these critical HUD funds has created a greater demand on the City and minimizes its ability to deal with the neighborhood revitalization issues presented. The City is also restricted by Proposition 2 ½, a Massachusetts statute which limits a town's ability to increase property taxes. The name of the law refers to the maximum 2.5% annual limit on the increase in taxes the municipality is permitted.

Most of the city's infrastructure and public buildings were constructed at a time before modern environmental protection and human accessibility laws were in place, rendering many of its facilities out of compliance with today's standards. The Americans with Disabilities Act (ADA) mandates that public facilities be accessible to people of all abilities. The city has spent millions of dollars of its allotment of transportation funds from the state on making repairs to all of its buildings, schools, and public properties to make them ADA-accessible. These mandatory expenses have detracted from the city's available road and sidewalk maintenance funds.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Within the Whittenton village section of the City, the EPA has documented 17 Resource Conservation and Recovery Act (RCRA) facilities, 3 toxic releases to soil and ground water, and 3 air pollution releases. In the Weir neighborhood, 11 RCRA facilities, 10 air pollution releases, 8 Brownfields locations, 6 individual toxic releases, 1 National Pollutant Discharge Elimination System (NPDES) water pollution discharge and 1 Toxic Substances Control Act (TSCA) site.

Taunton is home to many lower-income families, with a poverty rate of 13.8%, according to the US Census. 12.2% of residents live with a disability and 2.9% have no health insurance. Of the city's 22,273 households, 19.4% speak a language other than English at home.⁷ Bacon Felt is 1,500 feet from a public preschool and next door to a building which contains a skate park, batting cages, and a dance studio, so many children and families come in and out of that facility each day and the Bacon Felt parking lot is often used by these patrons, putting them in close contact with known hazardous materials such as asbestos, lead paint, and contaminated soils. Bacon Felt has had numerous break-ins, squatters, and vandalism in recent years since its closure and is under mandated municipal fire watch. Remediating Bacon Felt will facilitate abatement and reuse of the property, which would end the squatting, reduce the fire risk, and eliminate the exposure to toxins by patrons of the neighboring facilities.

⁷ US Census, Quick Facts: Taunton, Massachusetts. <https://www.census.gov/quickfacts/tauntontcitymassachusetts>. Accessed November 7, 2019.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The City of Taunton is designated one of the higher risk communities by the Massachusetts Department of Public Health's Childhood Lead Paint Poisoning Prevention Program. Lead paint was widely used prior to 1960 and was not formally banned until 1978. Of the 23,844 housing units in Taunton, 16,367 (71.5%) were built prior to the ban (Census 2010). As a result, the state rate of elevated blood lead levels for children between 6 months and 5 years of age is 0.3 while the Taunton area rate is 0.4. The actual rate of lead poisoning cases for the same age group for the state is 0.3, while the Taunton area is almost three times higher at 0.8.⁸

According to the Community Health Needs Assessment reported by Taunton's hospital, in 2010 Taunton had an average Lung Cancer death rate of 61 deaths per 100,00 residents, compared to an average of 47.2 for the State⁹. A Massachusetts Department of Public Health report states that as of December 2018 Taunton has an asthma emergency department visit rate of 97.2 for every 10,000 people, in comparison to the state average of 70.9. The prevalence of pediatric asthma in Taunton is 14.2%, above the state's 12.1%.¹⁰

Removing these contaminants will improve the air quality of the dense urban neighborhoods surrounding the target sites, where many residents live. The removal of lead hazards will also further reduce the chances of children coming into contact with this harmful substance. Finally, the projected reuse of both buildings into hundreds of housing units will make a measurable impact on the availability of safe and sanitary housing in the City of Taunton.

(3) Disproportionately Impacted Populations

Bacon Felt is located in census tract 6139.02, which is designated as a low to moderate income (LMI) area by the Department of Housing and Urban Development (HUD). 800 people living in this tract, or 60.84%, qualify as having low to moderate income, in proportion to the Area Median Income (AMI). Although the Whittenton Mills does not fall within a LMI census tract, it is worth noting that its eastern property line directly borders one, tract 6136-1, which is home to 1,090 qualifying individuals comprising 60.39% of that tract. Much of the Weir is an Environmental Justice area. Census tracts within the Weir district have been designated as such by the state of Massachusetts and documented in the 2010 Census as block groups that meet the following criteria: 25%+ of households earn 65% or less than the MA median income and 25%+ of residents identify as a race other than white.¹¹ Additionally, most of the Weir and Whittenton neighborhood areas are within Historically Underutilized Business (HUB) zones, as designated by the Small Business Administration (SBA). The city of Taunton as a whole is ranked by the Massachusetts Food Trust as having the third highest grocery gap among Massachusetts cities¹², meaning a lack of grocery store access for many low income families.

⁸ Massachusetts Department of Public Health, Massachusetts Community Health Information Profile (MassCHIP), Kids Count Profile, June 4, 2013.

⁹ Morton Hospital, Community Health Needs Assessment.

<https://content.steward.org/sites/default/files/2016%20Community%20Health%20Needs%20Assessment.pdf>. Accessed November 19, 2019.

¹⁰ Massachusetts Department of Public Health: Environmental Health Tracking. Community Profile for Taunton. Report created December 4, 2018. <http://www.mass.gov/dph/matracking>

¹¹ http://maps.massgis.state.ma.us/map_ol/ej.php

¹² Massachusetts Food Trust Program. <https://mapublichealth.org/priorities/access-to-healthy-affordable-food/ma-food-trust-program/>

b. Community Engagement

i. Program Partners

ii. Program Partner Roles

Partner Name	Point of Contact (name, email, and phone)	Specific Role in the Project
Southeastern Regional Planning and Economic Development District	Bill Napolitano, bnap@srpedd.org , 508-824-1367	Provide technical assistance in project implementation, host public meeting.
Friends of the Taunton Pathways, Inc.	Phillip Duarte, phillipduarte67@gmail.com , 774-218-5107	Currently developing bike trail near Bacon Felt site.
Taunton River Watershed Alliance	Joe Callahan, trwa_staff@verizon.net , 508-828-1101	Provide biological and environmental consultation regarding the rivers adjacent to both target sites.

iii. Incorporating Community Input

In creating the Master Plan, the City engaged in a series of public information and workshop sessions. Gathering information with regard to the redevelopment of underutilized, abandoned, and blighted properties was a part of that discussion. The City first held a visioning session (June 5, 2017), then a workshop (Oct 23, 2017), and finally a public hearing and vote to formally adopt the final plan (Sept 6, 2018). Additionally, a public input survey conducted online as part of the master plan process, identified revitalization of Taunton's villages as the public's highest priority at 71%. Both Bacon Felt and Whittenton Mills were identified specifically by residents as particular properties that should be addressed and repurposed. Many Master Plan recommendations have already been implemented such as zoning changes to facilitate economic development, changes in the special permitting process to facilitate more diverse housing, infrastructure upgrades in the Whittenton, and open space creation in the Weir Village. The responsiveness of the City to the public's suggestions through the Master Planning process serves to exemplify the City's willingness and ability to act on public input.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Program Description and Marketing Strategy

i. Program Management

Over the past eighteen years the City has received \$4.8M in EPA Assessment and RLF funding, successfully identifying and remediating six properties totaling 114.7 acres. The City will continue utilize its existing staff through the Office of Economic and Community Development to manage this grant. The City plans to continue to incentivize RLF loans by providing 0% loans for terms not to exceed 20 years to eligible applicants. Loan requests are reviewed by OECD in consultation with local commercial lenders if needed. Loan and sub-grantee agreements will include provisions that the City has the right to access and secure a site in the event of a loan default, non-performance or breach of the terms and conditions or regulatory cleanup requirements, and or other emergency situations requiring the City's direct intervention of the project.

ii. Revolution of the RLF Program

The majority of this grant will be provided as amortized loans, ensuring recapitalization of Taunton's revolving loan fund. Loans are underwritten using prudent loan practices, including analysis of business plans, cash flow, historical financial statements, personnel financial statements, credits reports, D&B reports, credit value, and credit risk. All loans are fully collateralized and mortgages recorded at the local Registry of Deeds. The City will reinvest these program income funds into additional cleanup projects. Projects are monitored beyond the EPA RLF grant requirements to include repayment/program income tracking and the benefits as either jobs or housing units created. These items are identified and updated in ACRES.

iii. Marketing Strategy

The City of Taunton OECD, has successfully worked with various real estate and financial institutions to market the availability of EPA RLF funds. These funds are offered to those companies that show a desire, willingness and capacity to undertake the remediation and revitalization of specific Brownfields sites. The sites are selected based on the immediacy of the potential redevelopment, the potential and actual health risks to the public, and the threat to the environment from contaminant pathways to the local neighborhoods, rivers, streams, and wildlife. All funding is subject to contracts being signed with licensed abatement firms, and Davis/Bacon Wage rate compliance is tracked and documented.

b. Description of Tasks/Activities and Outputs

Task I: RLF Oversight

RLF funding will be managed through the Mayor's Office of Economic and Community Development. The OECD Executive Director (ED) and the Fiscal Manager (FM) will manage the financial reporting, contract issues, and invoicing. The ED will be responsible for all tasks associated with procurement, project oversight, and performance reporting in accordance with EPA requirements. The City will seek approval from the EPA that the selected site and borrower/sub-grantee are eligible to receive EPA Brownfields Loan funds.

OUTPUTS: Marketing materials, loan and sub-grant documentation and monitor compliance and track payments for the RLF program.

Task II: Community Outreach

OECD will continue to engage the public by developing marketing materials to communicate the availability of the program to various stakeholders; meet with property owners, developers, and real estate professionals; and to conduct meetings with community partners to outline site cleanup alternatives and progress. Conduct public comment periods on draft ABCAs and cleanup plans.

OUTPUTS: Prepare a draft Community Relations Plan and submit to EPA for review. Prepare marketing materials, and conduct meetings to further the awareness of the program and communicate specific goals and accomplishments for the various sites.

Task III: Management of Loans and Sub-grants

The majority of the funding will be used toward amortized clean up loans which will be made to qualified applicants and cleanup projects. For each loan the City will require businesses and developers for approved projects to supply the 20% match in cash or equity into the project.

OUTPUTS: Prepare a minimum of 2 loan agreements for the remediation of approved Brownfields sites.

Task IV: Site Cleanup Activities

Oversight of cleanup is conducted throughout the cleanup process to ensure consistency with Davis/Bacon, human health protection, and other state and federal requirements. The City will continue to work with its borrowers to ensure they understand and comply with the requirements and to conduct the cleanup in the safest and most thorough way possible. The budgeted amount is for staff time required to monitor and administer the cleanup and includes some programmatic costs such as quarterly reporting, updates to ACREs and corresponding milestones with EPA.

OUTPUTS: Anticipate a minimum of two (2) EPA RLF loans and/or subgrants.

c. Cost Estimates

<i>Budget Categories</i>	<i>RLF Oversight</i>	<i>Community Outreach</i>	<i>Management of Loans/SGs</i>	<i>Site Cleanup Activities</i>	<i>Total</i>
<i>Personnel</i>	<i>\$ 8,000</i>	<i>\$ 12,000</i>	<i>\$ 20,000</i>	<i>\$ 20,000</i>	<i>\$ 60,000</i>
<i>Fringe Benefits</i>					
<i>Travel</i>					
<i>Equipment</i>					
<i>Supplies</i>	<i>\$ 250</i>	<i>\$750</i>	<i>\$750</i>	<i>\$750</i>	<i>\$ 2,500</i>
<i>Contractual</i>	<i>\$2,500</i>	<i>\$1,000</i>	<i>\$ 2,500</i>	<i>\$ 72,425</i>	<i>\$78,425</i>
<i>Other-Loans</i>				<i>\$859,075</i>	
<i>Other-Subgrants</i>					
<i>Other Direct Costs</i>					
<i>Total Direct Costs</i>	<i>\$10,750</i>	<i>\$13,750</i>	<i>\$23,250</i>	<i>\$952,250</i>	<i>\$1,000,000</i>
<i>Total Indirect Costs</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Total Federal Funding</i>	<i>\$10,750</i>	<i>\$13,750</i>	<i>\$23,250</i>	<i>\$952,250</i>	<i>\$1,000,000</i>
<i>Cost Share</i>	<i>\$2,150</i>	<i>\$2,750</i>	<i>\$4,650</i>	<i>\$190,450</i>	<i>\$200,000</i>
<i>Total</i>	<i>\$ 12,900</i>	<i>\$ 16,500</i>	<i>\$ 27,900</i>	<i>\$ 1,142,700</i>	<i>\$ 1,200,000</i>

Task I: RLF Oversight. The City will allot 96 hours of OECD staff time @ \$35/hr. and 84 hours for the Executive Director (ED) @ \$55/hr. for general administration oversight.

Task II: Community Outreach. The City anticipates contributing 343 hours of staff time @ \$35/hr. towards Community Outreach.

Task III: Management of Loans/SGs. The City anticipates 344 hours of staff time @ \$35/hr. and 144 hours of ED time at \$55/hr., in addition to \$72,425 in contractual costs for QEP/LSP oversight of site assessments and management of contracts.

Task IV: Site Cleanup Activities. The City anticipates 420 hours of staff time @ \$35/hr., 96 hours of ED time @ \$55/hr., and \$78,425 in contractual costs towards review of these plans. This includes the time spent acting as a liaison between the developer and the QEP/LSP, as well as any necessary oversight and contract management activities.

d. Measuring Environmental Results

Outcomes will include developer purchase of private sites for cleanup and redevelopment. All data shall be entered into the ACREs reporting database as quarterly reports.

The City will track the outcomes of these projects beyond the limits of the EPA Assessment grant by measuring and documenting increases in tax revenue, housing units, jobs created and the development of open space.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure

This grant will be managed through the City of Taunton Office of Economic and Community Development (OECD). The OECD office includes the Executive Director, who will have overall responsibility for the management of the grant; and staff members that have specialties including Fiscal Management and Accounting, Urban Planning, Grant Writing and Administration, and Project Management. Additionally, the OECD office is able to access the full range of the City's administrative and legal teams to provide assistance as necessary.

ii. Description of Key Staff

The current OECD staff of six employees including the Executive Director have over 80 years of combined experience in grant administration. Three other particular employees involved in this grant are the Project Manager, Fiscal Manager, and Grants Coordinator. The Project Manager serves as the on-site liaison and point of contact for the office. The fiscal manager keeps track of billing, payments, and inter-office communications. The Grants Coordinator prepares and submits the grant application, payment requests, and quarterly reports.

iii. Acquiring Additional Resources

The City of Taunton has been a HUD Entitlement Community since 1999, averaging \$1-\$1.5M per year in CDBG, HOME, and McKinney grants. OECD has managed and distributed over \$4.3M in EPA assessment and revolving loan grants, and an additional \$1M HUD Brownfields Economic Development Incentive (BEDI) grant. Through the OECD the City has also managed procurement and infrastructure projects resulting from approximately \$2M in state MassWorks grants.

OECD personnel routinely participate in regional EPA trainings and conferences in order to advance their skills and knowledge of the best grant management practices. Over the last two years this team and its QEP/LSPs has been actively engaged in the redevelopment of the former FB Rogers Silversmiths facility and has created a new 1000' river front park providing the residents of Taunton a clear access to the Wild and Scenic River.

b. Past Performance and Accomplishments

(1) Accomplishments

Using federal EPA grants, as well as various HUD CDBG funding, state grants, and municipal resources, the City of Taunton and its community partners have successfully completed site assessments of nine properties covering 30.32 acres. The City has assisted with a number of assessment and clean-up actions. Five (5) properties totaling (15.13 acres) were completed through our RLF/Sub-grant program. The outputs/outcomes are accurately reflected in ACRES.

Examples of major clean-up projects include:

- Nu-Brite Paint and Chemical Plant– City provided assessment and RLF sub-grant funding to our non-profit community partner The Neighborhood Corp to perform the

assessment and remediation of the 2.7-acre site, resulting in the construction of eight affordable housing units.

- Hope VI (BEDI) – The City of Taunton was awarded a \$1M Brownfields Economic Development Incentive Grant with which it assisted the Taunton Housing Authority to remediate the 6.4 acre, former Mason Locomotive Site (Parcel 6A). Resulting in the construction of 74 affordable housing units.
- Robertson on the River Mill – The City provided assessment and RLF sub-grant funding to the non-profit Neighborhood Corporation to clean and redevelop the 6.6 acre former Robertson Curtain Factory site, resulting in the development of 64 affordable residential units and 18,000 square feet of commercial space for small businesses.
- F.B. Rogers Silver Mill – The City, using EPA Assessment, RLF loan funding, and other state and municipal funding sources performed the demolition and cleanup of the 2.26 acre site along the Wild and Scenic Taunton River, resulting in the development of the Weir Village Riverfront Park.
- Paul A. Dever State School – With the assistance of EPA assessment funds the City, partnering with the MassDevelopment Corp and Taunton Development Corp, has completed the assessment and remediation of the former Paul A. Dever state school (210 acres). As a result of the \$29.1M in outside investment, the property has been incorporated into the Myles Standish Industrial Park expansion, with six new companies creating over 1,200 jobs.

(2) Compliance with Grants Requirements

Taunton has been in full compliance with current and past work plans, submitted quarterly reports, financial status reports, and property profile forms to our EPA Project Manager and completed Assessment, Cleanup and Redevelopment Exchange System (ACRES) and, the Automated Standard Application for Payments (ASAP) system reports on a timely basis.

<i>Grant Number</i>	<i>Year Awarded</i>	<i>Grant Type</i>	<i>Amount</i>	<i>Funding Type</i>	<i>Status</i>
<i>BF 97180001</i>	<i>2007</i>	<i>Revolving Loan Fund</i>	<i>\$ 1,000,000</i>	<i>Hazardous Substances</i>	<i>Active*</i>
	<i>2009</i>		<i>\$ 500,000</i>		
	<i>2013</i>		<i>\$ 300,000</i>		
	<i>2017</i>		<i>\$ 500,000</i>		
<i>BF 00A00083</i>	<i>2015</i>	<i>Assessment</i>	<i>\$ 200,000</i>	<i>Hazardous Substances</i>	<i>Closed**</i>

*Previous years RLF funding has been expended, current 2017 supplemental funding is active.

**The cooperative agreement was closed in December 2018.

THRESHOLD CRITERIA

1. **Applicant Eligibility:** The City of Taunton, Massachusetts is a "General Purpose Unit of Local Government" or municipality.
2. **Description of Jurisdiction:** The City of Taunton has jurisdiction throughout the City of Taunton and will use the RLF on a city-wide basis.
3. **Letter from the State or Tribal Environmental Authority:** Attached
4. **Oversight Structure and Legal Authority to Manage a Revolving Loan Fund:**
 - a. **Cleanup Oversight:** Massachusetts has a privatized system for assessing and remediating releases of oil and hazardous materials. Private contractors perform assessment and remediation activities under regulations in the Massachusetts Contingency Plan (MCP). The Massachusetts Department of Environmental Protection (DEP) enforces the regulations under the MCP. The City of Taunton will continue to retain Licensed Site Professionals (LSPs) to guide the City to ensure loan and sub-grant recipients follow all state and federal guidelines for protecting the health of the residents of the affected areas targeted for site cleanup. The MCP has built-in safeguards to ensure that human health and the environment are protected. The City's LSP will continue to coordinate with the MA DEP regarding all Brownfields RLF funded cleanup projects.

Because all parties undertaking assessment and cleanups in Massachusetts must do so under the state's cleanup law (MGL 21E), and the MCP regulations all RLF loan and sub-grant recipients undertaking a site cleanup are required to hire a LSP who must follow the state cleanup regulations for all phases of the work until the cleanup is complete. The City will require that an LSP/QEP be retained for the project prior to approval of RLF loans or sub-grants.

- b. **Legal Opinion:** It is the legal opinion of the City of Taunton's City Solicitor, that the City has the authority to 1) access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a sub-grant; and 2) has the legal authority to perform the actions necessary to manage a revolving loan fund including the legal authority to hold funds, make loans, enter into loan agreements, and collect repayments. The legal opinion from Taunton's City Solicitor is attached.
5. **Statutory Cost Share:**

The twenty percent cost share for cleanup and remediation activities will be passed on to borrowers and sub-grantees. For each loan and sub-grant the City of Taunton will require businesses and developers for approved projects to supply a 20% match in cash or equity into the project.

The City of Taunton is not requesting a hardship waiver of the cost share requirement.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/27/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

ma

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Taunton

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0400953330000

d. Address:

* Street1:

15 Summer Street

Street2:

* City:

Taunton

County/Parish:

ma

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02780-4431

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Taylor

Middle Name:

* Last Name:

Torres

Suffix:

Title:

Grants Coordinator

Organizational Affiliation:

City of Taunton

* Telephone Number:

5088211030

Fax Number:

* Email:

ttorres@taunton-ma.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-06

* Title:

FY20 GUIDELINES FOR BROWNFIELD REVOLVING LOAN FUND GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

RLF Application 2020

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,000,000.00"/>
* b. Applicant	<input type="text" value="200,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: